

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

June 16, 2010

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, June 22, 2010 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of June 15, 2010.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in staff
5. Correspondence
6. Old Business:
7. New Business

8. Proposed amendment to Claremont Redevelopment Plan to permit indoor and outdoor recreational facilities. **Approved and recommended to City council for Adoption.**

9. Case: P10-022 Minor Site Plan with “c” variances
Applicant: Toys R Us Delaware, Inc.
Attorney: James McCann
Review Planner: Kristin Russell
Address: 641 Rt. 440
Block: 1751 Lot: 10N.10R
Zone: WPD – Waterfront Planned Development
Description: New entry addition and signage for the existing Toys R Us store at Hudson Mall
Variances: number of signs, size of signs and lighting of signs
Decision: Approved with conditions.

10. Case: P10-015 Preliminary and Final Major Site Plan
Applicant: Newport Associates Development Company
Attorney: James McCann
Review Planner: Kristin Russell
Address: 55 River Dr. S., 30 Newport Pkwy., et al
Block: 20 Lot: 2.03, 3.01, 5.18
Zone: Newport Redevelopment Plan
Description: Installation of private parking meters within Newport
Decision: Approved with condition.

11. Case: P10-019 Preliminary and Final Major Site Plan
Applicant: Nelson Benavides
Attorney: Pro se
Review Planner: Jeffrey Wenger
Address: 14 Bright Street
Block: 235 Lot: 169
Zone: Bright Street Redevelopment Plan
Description: Renovation of historic fire house with addition for use as a one family dwelling.
Carried to June 29, 2010.

12. Case: P10-031 Preliminary and Final Major Site Plan
Applicant: Liberty Harbor Holding, LLC
Attorney: Jon Campbell, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 106 Tidewater Street
108-112, 109-113 Tidewater Street
107-113, 110-114 Liberty View Drive
110-114 River Street
Block: 60.2, 60.3, 60.4 Lot: Various
Zone: Liberty Harbor North Redevelopment Plan
Description: Change in unit type, resulting in a new unit count per block
Decision: Approved.

13. Case: P10-035 Preliminary and Final Major Site Plan
Applicant: Baldwin Asset Associates
Attorney: E. T. Paulino. Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 4 Beacon Way
Block: 1899 Lot: 25 & 27
Zone: Beacon Redevelopment Plan
Description: Great Lawn Recreation Improvements, including; community garden, playground, jogging path, and landscaping.
Decision: Approved with conditions.

14. Case: P08-068 Preliminary and Final Major Site Plan with “c” variance
Applicant: Thomas Killeen
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 66 Hopkins Ave.
Block: 564 Lot: 54.C
Zone: R-1 one- and two-family residential
Description: Rear addition to existing three-story, 2-unit structure.
Variances: Rear Yard
Decision: Approved with condition.

15. Case: P10-011 Minor Site Plan with “c” variance
Applicant: 642 Palisade Ave., LLC
Attorney: Eugene O’Connell
Review Planner: Kristin Russell
Address: 642 Palisade Avenue
Block: 797 Lot: 21.B
Zone: R-1, one and two family residential
Description: addition to existing four-unit building, no increase in number of units
Variances: expansion of a non-conforming structure
Carry to June 29, 2010
16. Case: P05-174 Minor Subdivision Reaffirmation
Applicant: 297-299 7th St., LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 297-299 Seventh St.
Block: 355 Lot: A & B
Zone: H – Historic, Hamilton Park
Description: Originally approved June 13, 2006
Carry to June 29, 2010
17. Case: P05-046.1 Amended Minor Site Plan Reaffirmation
Applicant: 297-299 7th St., LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 297-299 Seventh St.
Block: 355 Lot: A & B
Zone: H – Historic, Hamilton Park
Description: Originally approved June 13, 2006. Approval was for two two-family structures. Changes to internal layout and façade, including but not limited to cornice change, entry modifications, façade details, rear façade, and added roof deck.
Carry to June 29, 2010.

Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:

1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P10-012 submitted by Dimitra Tzavakis (127-133 Martin Luther King Drive).
2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan Amendment with Deviations # P08-027 submitted by Morris Canal redevelopment Area community Development Corporation (317-319 Pacific Avenue).

18. Executive Session, as needed, to discuss litigation, personnel or other matters
19. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD